

Fill in this information to identify the case:

Debtor name Overlord Real Estate Holdings. LLC

United States Bankruptcy Court for the: EASTERN DIST. OF PENNSYLVANIA

Case number 23-11282
(if known)

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

<p>2.1</p>	<p>Creditor's name <u>BSI Financial Services</u></p> <p>Creditor's mailing address <u>1070 Rick Road, Reading, PA 19605</u> <u>314 S. Franklin Street 2nd FL</u></p> <p><u>Titusville</u> <u>PA</u> <u>16354</u></p> <p>Creditor's email address, if known _____</p> <p>Date debt was incurred _____</p> <p>Last 4 digits of account number <u>2</u> <u>0</u> <u>0</u> <u>0</u></p> <p>Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Specify each creditor, including this creditor, and its relative priority.</p>	<p>Describe debtor's property that is subject to a lien <u>1070 Rick Road, Reading, PA 19605</u></p> <p>Describe the lien <u>Mortgage / Agreement</u></p> <p>Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)</p> <p>As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed</p>	<p>\$500,000.00</p>	<p>\$1,700,000.00</p>
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1) Gary Mengel; 2) BSI Financial Services.

In default since 1/1/2023. Total arrears as of May 1, 2023= \$32,916.74. \$5,599.71 due 6/1/23

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$2,073,619.27

Debtor **Overlord Real Estate Holdings. LLC**Case number (if known) **23-11282****Part 1: Additional Page**

Copy this page only if more space is needed. Continue numbering the lines sequentially from the previous page.

Column A
Amount of claim
 Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.2 Creditor's name Gary Mengel <hr/> Creditor's mailing address 1064 Rick Road <hr/> <hr/> Reading PA 19605 <hr/> Creditor's email address, if known <hr/> <hr/> Date debt was incurred 3/2022 <hr/> Last 4 digits of account number N o n e <hr/> Do multiple creditors have an interest in the same property? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input checked="" type="checkbox"/> Yes. The relative priority of creditors is specified on lines 2.1	Describe debtor's property that is subject to a lien 1070 Rick Road, Reading, PA 19605 <hr/> Describe the lien Mortgage / Agreement <hr/> Is the creditor an insider or related party? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$1,100,000.00 <hr/>	\$1,700,000.00 <hr/>
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Under foreclosure

2.3 Creditor's name Lima One Capital LLC <hr/> Creditor's mailing address 201 McBee Avenue #300 <hr/> <hr/> Greenville SC 29601 <hr/> Creditor's email address, if known <hr/> <hr/> Date debt was incurred 5/11/2022 <hr/> Last 4 digits of account number 2 1 5 9 <hr/> Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____	Describe debtor's property that is subject to a lien 845 N 8th Street, Reading, PA 19604 <hr/> Describe the lien Mortgage / Agreement <hr/> Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$220,000.00 <hr/>	\$0.00 <hr/>
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Mortgage dated 5/11/2022**Deed also covers 841 N 8th Street parcel #12530760947921 with an assessed value of \$7,400**

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Column A
Amount of claim
 Do not deduct the
 value of collateral.

Column B
**Value of collateral
 that supports
 this claim**

2.4	Creditor's name PMBDA	Describe debtor's property that is subject to a lien \$80,000.00	\$0.00
	Creditor's mailing address Office of Business Financing 400 North Street, 4th FL	432 Schuylkill Avenue, Reading, PA 19602 Describe the lien Mortgage / Agreement	
	Harrisburg PA 17120-0225	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	
	Date debt was incurred	As of the petition filing date, the claim is: Check all that apply.	
	Last 4 digits of account number 6 2 7 0	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines		

2.5	Creditor's name Riverfront Federal Credit Union	Describe debtor's property that is subject to a lien \$116,000.00	\$0.00
	Creditor's mailing address 2609 Keiser Blvd	905 N. 9th Street Describe the lien Mortgage / Agreement	
	Reading PA 19610	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)	
	Date debt was incurred	As of the petition filing date, the claim is: Check all that apply.	
	Last 4 digits of account number 0 1 0 1	<input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines		

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Part 1: Additional Page

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Column A
Amount of claim
Do not deduct the value of collateral.

Column B
Value of collateral that supports this claim

2.6	Creditor's name Riverfront Federal Credit Union	Describe debtor's property that is subject to a lien 432 Schuylkill Avenue, Reading, PA 19601	\$57,619.27	\$0.00
	Creditor's mailing address 2609 Keiser Blvd	Describe the lien Mortgage		
	Reading PA 19610	Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Creditor's email address, if known	Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H)		
	Date debt was incurred 12/16/2021	As of the petition filing date, the claim is: Check all that apply. <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed		
	Last 4 digits of account number x 5 1 6			
	Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Have you already specified the relative priority? <input type="checkbox"/> No. Specify each creditor, including this creditor, and its relative priority. <input type="checkbox"/> Yes. The relative priority of creditors is specified on lines _____			